



CITY OF TRINITY PLANNING & ZONING MEETING

June 28, 2005
7:00 pm

The Trinity Planning Board held their June 28, 2005 meeting at Trinity City Hall. A quorum was present.

Also held was a meeting of the City of Trinity Board of Adjustments on June 28, 2005 at Trinity City Hall. A quorum was present.

PLANNING BOARD MEMBERS PRESENT: Chairman J. R. Ewings; Planning Board Members Linda Gant, Vernel Gibson, Buddy Maness, Richard McNabb, Danny Phillips, and Robbie Sikes.

PLANNING BOARD MEMBERS ABSENT: Melvin Patterson.

PLANNING BOARD MEMBERS LATE: NONE

OTHERS PRESENT: City Manager, Ann Bailie; Planning/Zoning Administrator and Code Enforcement Officer, Adam Stumb; City Clerk, Debbie Hinson, Council members Bridges and Talbert, and other interested parties.

ITEM 1. Call to Order.

Chairman Ewings called the June 28 meeting to order at 7:00 p.m.

ITEM 2. Pledge of Allegiance.

Chairman Ewings led the Pledge of Allegiance.

ITEM 3. Invocation.

Planning Board member Gibson gave the invocation.

ITEM 4. Approval of Minutes (5/24/05)

Chairman Ewings called for any changes or corrections to the May 24, 2005 minutes.

Corrections to the Minutes:

Board member Gant asked that a spelling correction in Mr. Peacock's name be made to read Gary Peacock.

There was discussion among members concerning the 3rd sentence in the minutes and if Mr. Peacock stated 60 or 6 acres. After discussion, Board member Phillips made a motion to change the 3rd sentence in Item # 7 from "This new plan will leave 60 acres of high density commercial" to read as follows "This new plan will leave 6 acres of high density commercial." The motion was seconded by Board member Gant and approved unanimously by all Board members present.

With no other corrections, Planning member McNabb made a motion to approve the minutes with the above noted changes, seconded by Planning member Gibson, and approved unanimously by all Planning members present.

ITEM 5. Public Comments Section

Chairman Ewings opened the floor to anyone who wished to make comments.

Hearing none, Chairman Ewings proceeded to the next agenda item.

ITEM 6. Election of Officers
a. Accept Resignation of Paula Peace
b. Chairman
c. Vice-Chairman

Chairman Ewings opened Item A: Accept Resignation of Paula Peace for discussion and or action.

Planning member Phillips made a motion to accept the resignation of Planning member Peace per her request, seconded by Planning member Sikes and approved unanimously by all Planning members present.

Chairman Ewings opened the floor for nominations for Item B: Election of Chairman.

Manager Bailie advised members that Council appointed J. R. Ewings to fulfill the remainder of Paula's term at their last meeting and therefore he is a member of the Board.

Planning member Gant nominated Planning member McNabb
Planning member McNabb nominated Planning member Ewings.
Planning member Maness nominated Planning member Phillips at which time Planning member Phillips respectfully declined the nomination.

Planning member Gibson made a motion to close nominations on the said two (2) nominations.

The vote taken by a show of hands was 4 to 1 in favor of Planning member Ewings for the Chair position with Member Gant voting for Planning member McNabb and Planning member Sikes abstaining from the vote.. Planning Board member McNabb was elected Vice-Chairman by a vote of 6 Ayes and 1 abstention from Planning member Sikes.

ITEM 7. BOARD OF ADJUSTMENTS ACTIONS
Variance Requests # V05-01

This item of business was conducted by Board of Adjustment members and is not a part of the Regular Meeting. As reflected in the Board of Adjustment Minutes, the Variance Request was approved unanimously by Board of Adjustment members.

Planning and Zoning Board Action Continued

ITEM 8. Multi-Family (Apartments, Town Homes, Condominiums)

Chairman Ewings opened this item and turned discussion over to Mr. Stumb, Planning Administrator.

Mr. Stumb advised members these were the Standards for Apartments previously discussed, approved, and forwarded to Council by the Board.

At their June 14, 2005 Pre-Agenda meeting, Council asked that the Board consider additional changes to be applicable to all multi-family zoning districts in Trinity such as including the conditions approved by the Planning and Zoning Board for apartments, limiting the height of all multi-family development to two (2) stories and requiring the submission of a site plan when rezoning property to a multi-family district.

Listed below are the items discussed and reviewed by Mr. Stumb, Manager Bailie, and Planning members as well as any action taken.

➤ **Changes to the Permitted Uses Chart**

Mr. Stumb discussed Council's desire to have a site plan presented when a request was submitted for multi-family development. To achieve this we took out all permitted uses that were permitted by right in the two (2) Multi-Family districts and left in Special Uses. If these changes are made, the developer will have to bring in a site plan for Residential Mixed or Multi-Family rezoning requests.

Board members and Mr. Stumb discussed how this change would affect commercial zoning as well as the effect to residential areas. These changes will require a site plan with any multi-family rezoning request. Also discussed was how this change would put the responsibility on the developer to be sure what type of development they planned prior to presenting the request to the Planning Board and City Council. Mr. Stumb advised members the site plan would have to show plans for landscaping, lighting, and location of sewer and water lines. Member Sikes discussed how the site plan would be considered a Preliminary Site Plan until accepted by the City and at that time the plan will become the Final Plan.

Planning Member McNabb made a motion that a site plan be required with request for rezoning in these districts. The motion was seconded by Planning member Phillips and approved unanimously by all Planning members present.

➤ **Area, Yard, and Height Requirements**

Mr. Stumb discussed Council's concerns about any three (3) story multi-family units in general. Thirty five (35) feet would limit the unit to two (2) stories. This change is for both multi-family districts and will address apartments, condominiums, and townhomes. Mr. Stumb reviewed the handout (attached) that indicated the total built upon area and advised members that anyone building multi-family at this time is limited to 24% or 162,043 square feet built-upon area. There is a possibility with changes that multi-family could get up to 70% or 472,626 square feet.

Member Sikes discussed the current standards that only allowed 11 units per one acre; therefore if there are 15 acres of property all the developer can install are 11 units for every 15 acres of property. Mr. Stumb stated that the standards were 12,000 square feet for each of the first two (2) units, and 3,000 for each additional unit after that. Board members continued discussion concerning height requirements that were currently set. Members discussed adding the requirement for a set pitch for the roof which would help address development over two (2) stories. After further discussion, Member Sikes asked that Mr. Stumb check the rule of 11 units per one acre. Mr. Stumb advised Planning members that the 11 units per acre applied to Blue Ridge Development due to the special Zoning developed for the Trin-Thom Project. If this project were located across the street they could only have 215 units, not 260 units.

Mr. Stumb discussed the space distance required between buildings for 3 story units (30 feet) and the 2 story units (20 feet) as well as the impervious surface area for 2 story units being greater than that of a 3 story unit. If it is this Board's desire to lower the heights of multi-family units, you will need to consider increasing the impervious surface (built upon area). By limiting the height you will be lowering the density and will be limiting the number of units that may be built. If it is the Board's desire not to change the density the Watershed Ordinance will need to be changed.

Board members and Mr. Stumb discussed the present rule height limit of 50 feet and how this height could be easily used to get a 4 story unit. Mr. Stumb discussed with members the need for extra impervious surface area that could arise with this type of development. While the board would not have to grant extra impervious surface area with every complex, there will be times when this is requested. Since our allocation is limited the board needs to consider if this allocation should be used for residential or commercial.

There was discussion between members concerning the height of buildings combined with a normal roof pitch. A two (2) story unit with a 6/12 pitch would be approximately 34 to 35 feet in height. Member Sikes and Manager Bailie discussed the additional amount of height needed for a 3 story unit. The three (3) story unit would be approximately 10 feet higher or approximately 45 to 46 feet in height.

After further discussion, Mr. Stumb stated that his recommendation was to allow 3 story units but to require some type of pitch requirement for the roof as discussed. Members and Mr. Stumb discussed how or if the topography would affect development preferences of 2 or 3 story units, and the feasibility for the development of 2 story units versus 3 story units. There was further discussion concerning height limitations and the impervious surface areas for this development.

After extensive discussion concerning this item and a height requirement of 35 feet with a 6/12 roof pitch, ***Planning member McNabb made a motion to table this item until the next meeting of the Planning Board. The motion was seconded by Planning member Maness and approved unanimously by all Planning members present.***

➤ **Changes to the Watershed Ordinance**

Planning Member McNabb made a motion to table this item until the next meeting of the Planning Board. The motion was seconded by Planning member Maness and approved unanimously by all Planning members present.

- **Development Standards for Apartments**
- **Development Standards for Condominiums**
- **Development Standards for Town Homes**

Mr. Stumb advised Planning members they approved all of the Development Standards last month for apartments that included landscaping, lighting, and traffic. These three (3) items will now be included for condominiums and town homes and will have to be presented when the plan is submitted for these types of developments as well as for the apartments.

Planning Member Phillips made a motion to approve the Multi-Family Development Standards for Apartments, Multi-Family Development Standards for Condominiums, and Multi-Family Development Standards for Town Homes. The motion was seconded by Planning member Sikes and approved unanimously by all Planning members present.

ITEM 9. Accept Withdrawal of Rezoning Request (#Z05-02)

Chairman Ewings called for discussion and or motion to accept this withdrawal request.

Planning Member Sikes made a motion to accept this withdrawal request, seconded by Planning member Gibson and approved unanimously by all members present.

ITEM 10. Comments From the Board

NONE

ITEM 11. Comments From the Staff

NONE

ITEM 12. Adjourn

With no other business to discuss, Chairman Ewings called for a motion to adjourn the June 28, 2005 Meeting.

Planning Member Sikes made a motion to adjourn the June 28, 2005 Meeting, seconded by Planning member Maness, and approved unanimously by all Planning members present.

The Planning/Zoning Board approved these minutes as written with no changes at their Regularly Scheduled Meeting on July 26, 2005 by motion of Planning Board member Maness, seconded by member Gant and approved unanimously by all members present.

Blue Ridge Properties

15.5 acres or 675,180 sq/ft

24% = 162,043 sq/ft

70% = 472,626 sq/ft

24 units per building, 12 buildings, 288 total units

Allowed Density

223 units

BUA Calculations/Estimates

9 Buildings (3 stories)

9 buildings x 24 units (per building) = 216

9 (buildings) x 10,000 sq/ft = 90,000 sq/ft

535 (parking) x 108 sq/ft = 57,780 sq/ft

7,000 (club house) = 7,000 sq/ft

Driveways = 70,000 sq/ft 224,780 sq/ft

14 buildings (2 stories)

14 buildings x 16 units (per building) = 224

14 (buildings) x 10,000 sq/ft = 140,000 sq/ft

Parking = 57,780 sq/ft

Club House = 7,000 sq/ft

Driveways = 70,000 sq/ft 274,000 sq/ft